

**CITY OF WIXOM
49045 PONTIAC TRAIL
PLANNING COMMISSION MEETING
MONDAY, APRIL 2, 2018**

Approved
May 7, 2018

The meeting was called to order by Chairman Day of the Planning Commission at 7:30 p.m. at which time allegiance was pledged to the American flag.

PRESENT: William Day (Chairman), Phillip Carter, Anthony Lawrence, Joe Barts, Sandro Grossi and Peter Sharpe (7:48 p.m.)

ABSENT: Ray Cousineau (Excused)

OTHERS: Carmine Avantini (CIB Planning), Deb Barker (Economic and Community Development Director) and Nancy Fisher (Recording Secretary)

Determination of a Quorum:

A quorum of the Planning Commission was present for this meeting.

Agenda:

MOTION and second by Commissioners Grossi and Carter to add discussion of the draft Master Plan as Agenda Item No. 4 to tonight's meeting.

VOTE:

MOTION CARRIED

Correspondence:

City Manager's Update – March 27, 2018

Call to the Public:

There were no comments made by the public.

Unfinished Business:

There was no unfinished business listed on the agenda for this meeting.

New Business:

- 1. SITE PLAN REVIEW, SPR #31-003-18, HALLMARK TOOL, 51200 PONTIAC TRAIL, WIXOM, MI 48393:** The applicant is seeking site plan approval for the construction of a 28,045-square foot industrial building at 51200 Pontiac Trail, between Wixom and Old Plank Roads. The subject site is on the north side of the street and occupied by Hallmark Tool. The majority of the building (22,000 sq. ft.) will be tenant space while 6,045 sq. ft. will be used for cold storage. Proposed site improvements include: 35 parking spaces, including two (2) barrier-free spaces; seven (7) overhead doors; a trash enclosure; and various landscape improvements. Access to the site will be from the existing Hallmark Toll driveway on Pontiac Trail. The property is zoned M-1, Light Industrial District, where light industrial buildings including warehouse, manufacturing, research and development and accessory office space, are permitted uses in that district. The parcel number is 96-17-31-351-015.

Mr. Avantini referred to his March 28, 2018 review letter. The applicant is allowed to have seven vehicles stored outside since they have seven overhead cranes. Those vehicles need to be contained in that area. There is some other outdoor storage on the site which requires a special land use. The goal would be to clean that up. Bumper blocks are not allowed unless the Planning Commission waives that although there is not a lot of choice due to the location. He would like the bumper blocks to be rubber instead of concrete. There is not much room for landscaping. Instead of putting the required four trees in, the applicant can make a contribution to the City's Tree Fund. The waste receptacle must use the same masonry walls as the building. They have an access easement but will be backing into that drive. There is also cross access with the site to the east. The applicant has been requested to voluntarily donate its portion of the property in the right-of-way. They ask this of property owners along Pontiac Trail and Beck Roads because eventually the roads will be widened. The applicant wants the drive near the cell tower to be gravel and not paved.

He recommends approval conditioned upon: 1) any outdoor storage beyond the 7-truck storage spaces requires special land use approval from the Planning Commission; 2) review of the circulation plan by the City’s traffic engineer during engineering review; 3) approval of the following: a) elimination of the curb and gutter around the new pavement; b) bumper blocks in the parking spaces next to the building, to be made of rubber; c) use of gravel instead of the required hard surface for the extension of the drive going to the cell phone compound; and d) to allow a contribution to the City’s Tree Fund in lieu of any landscaping being provided; 4) the masonry for the dumpster enclosure must match the split-face block proposed for the building; 5) voluntary dedication of Pontiac Trail right-of-way during engineering review; 6) submission of a revised site plan, for administrative review and approval, that addresses the cited items or the applicant submitting an extra set of its construction drawings which can be reviewed by City staff; 7) all requested waivers must be noted; and 8) review and approval from other applicable consultants, departments and agencies.

Commissioner Carter asked Mr. Avantini to explain the right-of-way. Mr. Avantini said with some properties, the property lines go to the center of the road. This has happened in the past on Beck Road. Over the years, the City has asked property owners to voluntarily donate that since eventually the road will be widened. That way the City does not have to later acquire that property. Chairman Day asked how the roads got built if the property lines run to the middle of the road. Mr. Avantini said it is just a matter of who owns the right-of-way. The City does not own all of the right-of-way where there are two lanes. Ms. Barker noted that it is a road easement which equates to 60 feet. Mr. Avantini said that it would be 1 foot in from the sidewalk. Commissioner Lawrence noted that Mr. Avantini’s letter says that landscaping is required around the detention pond. Mr. Avantini said that it is already built and it would not accomplish anything by adding landscaping. It will not be seen by anyone. He is more concerned with detention basins in the front.

Chairman Day stated that Hubbell Roth Clark’s review noted that if the Planning Commission waives the concrete curb and gutter around the perimeter, bollards would be required at the hydrants. Mr. Avantini noted that would fall under the reviewer’s comments. The applicant will take care of that during the construction plan review.

Ken McQuade, ACS Build. He is here tonight representing the applicant along with his son, Brian McQuade and George Richards of Hallmark Tool. He met with the Fire Marshall and Mr. Avantini and has no problem complying with the eight enumerated items in Mr. Avantini’s letter. Commissioner Carter asked the applicant whether the exterior attic storage materials will go outside. The applicant said they would. The 6,000-square foot square section serves the purpose of allowing the exterior product to go inside. Commissioner Carter confirmed with the applicant that is the metal storage containers and stacked steel plates. Commissioner Carter asked whether there will be trash enclosures on the west side of the building. The applicant said there will be two trash enclosures including the existing one. Commissioner Carter asked whether the split-face CMU on the west side will be the larger size. The applicant said it will be larger—each unit will be 8 inches in height by 16 inches wide. It will be split-faced concrete block. Commissioner Carter confirmed that the colors will match the current ones (dark brown and beige).

MOTION and second by Commissioners Carter and Lawrence to approve SPR #31-003-18, Hallmark’s request for site plan approval for the construction of a 28,045-square foot industrial building at 51200 Pontiac Trail, between Wixom and Old Plank Roads conditioned upon the criteria outlined in Mr. Avantini’s March 28, 2018 review letter. The property is located at 51200 Pontiac Trail, Wixom, Michigan 48393, is zoned M-1, Light Industrial District and the parcel number is 96-17-31-351- 015. **Commissioner Sharpe abstained.**

VOTE:

MOTION CARRIED

- 2. **SITE PLAN REVIEW, SPR #32-021-16: CAMBRIDGE LANE, 3025 MAPLE ROAD, WIXOM, MI 48393:** The applicant is seeking Final Site Condominium/VCA Site Plan approval for development of 39 single-family residential units (lots). The Planning Commission recommended Preliminary Site Condominium/VCA approval to the City Council for development of 42 single-family residential lots at the September 7, 2016 meeting conditioned upon the granting of waivers to allow a one (1) foot decrease in the road surface width and two (2) foot decrease in the right-of-way width; and review and approval from other applicable consultants, departments, and agencies. The City Council approved the Preliminary Site Condominium/VCA Site Plan at the September 27, 2016 with the same conditions. The property is zoned VCA, Village Center Area where single-family residential uses are permitted and the parcel number is 96-17-32-326-002.

Mr. Avantini referred to his March 26, 2018 review letter. The Planning Commission previously saw this as a preliminary site plan. Tonight is the final VCA site plan review. There were some changes from the preliminary plan due to wetlands on this and the Milana Estates property. That is shown on the abutting development on the plans. Some units have potential limitations on the buildability although the applicant does not think that there are. The City is not approving the buildability of this site. Landscaping to screen for vehicular headlights may be required on Lot No. 19, which is where the road heading to the south (it T's off). The applicant needs to follow the same design standards as in the Anthem project. The Cambridge homes need to be comparable to the Anthem homes although not exactly like them. There is a sidewalk connection in the street connections and it will connect to Anthem and Milana since they are in the Village Center Area (VCA). The applicant is proposing to share an easement with Milana Estates to connect to the trail system which will be built. It will be a 20-foot easement. However, he thinks they only require a 10 foot easement with a 5-foot pathway. The Ordinance requires a minimum square feet per dwelling unit for recreation purposes. The applicants have agreed to participate in the road from Milana Estates, underneath the ITC lines, and eventually connect to Gunnar Mettala Park, where residents can take advantage of a much larger recreation area. Ms. Barker has provided a letter involving this item and has been working with ITC regarding the easement. If the Planning Commission approves this, the City Attorney will draft condominium documents and a development agreement that would go with the plans to City Council for final approval.

He recommends approval conditioned on: 1) supplemental landscaping to screen headlights may be needed for Unit No. 19, since it is located at the end of Madison Street; 2) the garage fronts must be set back a minimum of 5 feet from the front of the house or porch and the houses with full porches be enclosed, as shown on the elevations, or utilize railings that are traditional in appearance; 3) the same unit mixture design standards for Anthem must be applied here (the same model and base color cannot be side-by-side or on the direct opposite side of the road); 4) all garage doors must have windows on them, to minimize the impact of front-loaded garages, and architectural shingles utilized on the roofs; 5) at a minimum, the site design standards for the Anthem project will also apply; 6) a joint paving of the path to the trail by the two developers and the addition of a small sign indicating that the path is for public use; 7) a contribution in lieu of park facilities be made toward acquisition of the easement and road improvements under the ITC lines; 8) a copy of Master Deed is required as part of Final Site Condominium Plan review as well as a development agreement, per Sec. 18.17.110 – *Compliance required*, which must be provided for review by the City Attorney prior to any approvals by the City Council; and 9) review and approval from other applicable consultants, departments and agencies.

Chairman Day asked why the Planning Commission should be considering the recommendation regarding landscape screening for headlight exposure. Isn't that something that should be handled by the applicant? Mr. Avantini said that is up to the Planning Commission. Chairman Day noted that No. 7 in Mr. Avantini's review letter does not quantify the contribution in lieu of the park facilities. Mr. Avantini said that it is basically a \$60,000 project.

Commissioner Lawrence asked whether the concerns about lot buildability pertain to Units 34 and 9. He noted that Lot 34 is the smallest of the group given the surrounding wetlands. He can see why the number of lots was decreased. Mr. Avantini said the buildability concerns pertain to Lots 10 and 12. Commissioner Lawrence asked whether the setbacks will be the same on every home. Will they be lined up in a row? He noted that Lot 22 is twice the depth of Lot 23 across the street and Lot 8 is huge. Mr. Avantini said that is a good question. Chairman Day said that he does not want to see the homes staggered. Mr. Avantini said that he wants the Village Center to look consistent and that Commissioner Lawrence has made a good point. The Commissioners can make that a condition of approval. Commissioner Carter said that in the VCA the homes should be up close to the street. Chairman Day noted that in light of the way that the road curves there will be some staggering anyway. Mr. Avantini said that the applicant probably does not want a significant setback.

Commissioner Barts noted that Cambridge and Milana Estates are close together except that one has 4-5 pages of documents and plans for tonight's meeting while the other's is quite thick. Why is that? Mr. Avantini said that the applicants are not required to submit all the information. In some cases, they are preparing for the construction drawings. Site plan, landscaping and grading are all that is required at this point.

Commissioner Carter sought to confirm that the intent is not to have two of the same model next to one another nor the same color. Mr. Avantini said there can be a Madison A next to a Madison B model but they have three different variations. They cannot have the same model and variation within that model next to one another. Also, they cannot have

the same base color side by side. Anthem has successfully achieved this. Commissioner Carter asked whether there are concerns about people from this development using the Anthem park where residents are paying homeowners association fees to maintain the park. Mr. Avantini noted that you cannot stop people from using open spaces, especially when it comes to kids playing outdoors. He did not put any restrictions on the parks. With all of the wetlands, the builder has lost a lot of lots. To lose even more lots to provide recreational facilities does not make sense. It made more sense to connect it to Gunnar Mettala Park. Instead, residents will have access to a public park. Commissioner Carter confirmed with Mr. Avantini that the road which will be extended out under the ITC lines is Theodore. The Cambridge and Milana Estates sites have been very challenging.

Commissioner Lawrence noted that both Cambridge and Milana Estates share the easement which goes to the Trailway. Will they fence it or screen it off from Lots 17 and 32 so that it does not encroach on the trail since there will be a public thoroughfare? Mr. Avantini said that the Commissioners can inquire about this with the developer tonight. Chairman Day said that he does not want the trail to become so secluded that it is not visible. He suggested leaving this up to the homeowners of Lots 17 and 32.

Commissioner Barts noted that the plans call for 42 homes. Chairman Day said that there is a discrepancy in some of Mr. Avantini’s review documents; in one area it says 38 homes and in another 39. Mr. Avantini said that 39 homes is the accurate figure.

Kevin Gasior, 30382 Beck Road, Wixom. He agrees with everything that Mr. Avantini said. He has developed previous projects in the City. Chairman Day confirmed with the applicant that he has no problems with Mr. Avantini’s conditions for approval. He is glad to see this project moving forward as long as it is consistent with the developments abutting it.

MOTION and second by Commissioners Lawrence and Barts to recommend to City Council that they approve SPR #32-021-16, Cambridge Lane’s request for Final Site Condominium/VCA Site Plan approval for development of 39 single-family residential units (lots). This recommendation for approval is conditioned upon Items 2-9 in Mr. Avantini’s March 26, 2018 review letter. The property is located at 3025 Maple Road, Wixom, Michigan 48393, is zoned VCA, Village Center Area and the parcel number is 96-17-32-326-002.

VOTE:

MOTION CARRIED

- 3. **SITE PLAN REVIEW, SPR #32-026-16: MILANA ESTATES, 3019 W MAPLE ROAD & 3021 W. MAPLE ROAD, WIXOM, MI 48393.** The applicant is seeking Final Site Condominium/VCA Site Plan approval for development of development of 38 single-family residential units (lots). This project abuts the Cambridge Lane development to the west and ITC distribution lines to the east. Since this is a site condominium project, the Ordinance requires review of both the Preliminary and Final Site Condominium Plans by the Planning Commission and City Council. The Planning Commission recommended conditional approval to the City Council at the December 19, 2016 meeting. The City Council approved the Preliminary Site Condominium/VCA Site Plan, with conditions, at the January 24, 2017 meeting. The property is zoned VCA, Village Center Area where single-family residential uses are permitted and the parcel numbers are 96-17-32-176-024 & 96-17-32-326-003.

Commissioner Grossi announced that he needs to recuse himself from discussion and taking action on this matter since has a family relationship to the applicant; it is his uncle.

MOTION and second by Commissioners Carter and Lawrence to recuse Commissioner Grossi from tonight’s discussion of and action on Agenda Item No. 3, SPR #32-026-16, Milana Estates’ request for site plan review.

VOTE:

MOTION CARRIED

Commissioner Grossi exited the room for the duration of the discussions regarding Agenda Item No. 3.

Mr. Avantini referred to his March 28, 2018 review letter. Everything discussed with regard to the prior agenda item (Cambridge Lane) applies to this agenda item as well. The only difference is that Cambridge Lane has direct access onto Maple Road which is being reviewed by the City Engineer. There is landscaping around the detention pond to the rear of

Units 16-22. He told the applicant it would have to be maintained by the homeowners association which can be burdensome. So, he recommended that the landscaping just about the surrounding units. Chairman Day confirmed with Mr. Avantini that the City is not ensuring the buildability of these lots. Mr. Avantini said that one of the houses (Unit 15) is set back since there is a gas line which goes right through three. There have been a lot of site challenges due to wetlands and gas lines.

Commissioner Lawrence asked Mr. Avantini what would be done if there is a delay with the Cambridge Lane development since the southerly 12 units would require construction of a temporary road. Would Theodore be pushed through? Mr. Avantini said they would have to wait for the development to take place or get a temporary easement. However, both developers seem to be on parallel tracks. The open space is wetlands.

Terry Sever, 1883 Teakwood, White Lake. He represents the applicant. He brought with him tonight large renderings to show the compatibility with the existing developments. He will offer a ranch with mostly brick in the front (about 1,700 square feet), a 2,000-square foot 3-bedroom and a 4-bedroom model with 2,500 square feet. It will be consistent with Robertson's development. He intends to put all the roads in at once. In terms of staggering homes, leaving them unstaggered leads to a greater sense of community and interaction amongst residents.

Commissioner Carter confirmed with the applicant that he has no issues with any of the criteria for approval contained in Mr. Avantini's review letter. Commissioner Carter asked the applicant how he would address the southerly 12 units if the road is not constructed soon enough by Cambridge. The applicant said that he will work it out and does not see an issue.

MOTION and second by Commissioners Lawrence and Barts to recommend to City Council that they approve SPR #32-026-16, Milana Estates' request for Final Site Condominium/VCA Site Plan approval for development of development of 38 single-family residential units (lots). This recommendation for approval is conditioned upon Items Nos. 1-9 of Mr. Avantini's March 28, 2018 review letter. The property is located at 3019 W. Maple Road and 3021 W. Maple Road, Wixom, Michigan 48393, is zoned VCA, Village Center Area where single-family residential uses are permitted and the parcel numbers are 96-17-32-176-024 and 96-17-32-326-003.

VOTE:

MOTION CARRIED

4. Discussion About Draft Master Plan

Commissioner Grossi noted that due to recent developments and the cancelled joint meeting which should have occurred a few weeks ago, he has been thinking about the timetable for approval of the new Master Plan which is currently undergoing revisions. It is evident that the community does not favor expanding the VCA based upon their statements at the March 26, 2018 Planning Commission meeting. He feels that the Master Plan needs to be amended to maintain its current boundaries, that the current Master Plan should be remain unchanged when it is presented to City Council and that the City staff should be directed to make those changes for any future public meetings.

Chairman Day noted that the residents who attended the March 26th meeting did not want to see the VCA expanded. However, they constitute only a small percentage of the City's residents as a whole. He personally favors expanding the VCA since it will give the Planning Commission more latitude than it has under the current Master Plan. The Planning Commission does not have the final say on the future Master Plan. The joint meeting which was canceled was due to the fact that there was a meeting with residents in the effected subdivision and some City Councilmembers wanted to attend that. The joint meeting will be rescheduled. He does not see a need to change the draft Master Plan until it can be discussed during a Planning Commission meeting. That will come up for discussion at the rescheduled joint meeting. He does not feel that there has been enough time put into discussing this. The residents' comments were not about the VCA.

Commissioner Carter noted that the Master Plan is just a plan and represents the direction the City wants to go. They would need to discuss any changes to it. Just because it is zoned one way does not mean that is the way it will go. He would like to have the map in front of him when discussions are held. It is not something that is imminent. Chairman Day noted that there was no educational information given to the public in terms of amending the VCA boundaries nor were they informed what authority that gives to the Planning Commission and City Council. If this were within the VCA boundaries and they asked to rezone it to VCA, the Planning Commission would have greater latitude in deciding what kind of development went there than if it were zoned R-3. Mr. Avantini noted that it would just be a different vehicle. If they want a certain mixture of housing types, they would indicate that. The Planning Commission would still have discretion. There will probably be other amendments to the Future Land Use Map. It would be nice to meet and get some

consensus on that parcel and the remainder of the former Ford property. Do they want to allow commercial along the frontage there? All City boards and commissions have to be in agreement on this. Chairman Day noted that it might be good to have an educational session in a joint meeting or a separate meeting regarding VCA zoning in terms of what the Planning Commission allows and what discretion it is permitted. He understands why the joint meeting was canceled but is anxious to have it rescheduled. Mr. Avantini believes the joint meeting may be rescheduled to April 16, 2018.

Call to the Public:

Mike Walsh, 3031 W. Maple, Wixom. His parcel is right in the middle of both Cambridge Lane and Milana Estates. Their obstacles are probably because of him. There is an easement on his property which was drawn up in 1904 and he has all the paperwork for it. It is the Sibley Drain. Mr. Gasior told him that they needed better drainage and were going to clear some debris. He told Mr. Walsh that he would be a good neighbor. The easement is 12 feet at the top, 3-1/2 feet deep and 3-1/2 feet at the bottom. It is a basic wedge from his property, underneath his property and comes out at their development. It is now 6 feet deep and 5-1/2 feet and is a hazard. The reason Mr. Gasior went so deep is that there are wetlands on his property. Unfortunately, it seeps onto his property. He wants it restored. Mr. Gasior has exceeded it by a factor of two; he needs to stick to the easement. He did not know there are wetlands. Mr. Gasior came through like a bully and cut down trees. The DEQ was notified. He had underground drainage pipes going from the wetlands to Sibley Drain. He wanted to get the development through without the DEQ knowing. Mr. Walsh would like to have this addressed before the development moves forward. Chairman Day said that he wished Mr. Walsh would have spoken during tonight's call to the public before the Commissioners recommended that City Council approve the Cambridge Lane development. He suggested Mr. Walsh attend the City Council meeting and speak during the first call to the public. Mr. Avantini suggested that Mr. Walsh speak to Mike Darga, the City's Engineer.

Mark White, 3077 W. Maple. He was told that this was the responsibility of the Water Resource Commission. He is Mr. Walsh's neighbor and lives on the other side of the Sibley Drain. This happened last February. When he got home, there were stakes along the drain on their property. He was told they would clean out the Sibley Drain. They came along with a huge backhoe. His basement flooded. He will attend the City Council meeting. Mr. Avantini was unable to commit which date City Council will have this on their agenda. He suggested that Messrs. Walsh and White look at the City Council meeting agendas online to determine that. He would prefer that they resolve this matter administratively.

Staff Comments:

Mr. Avantini noted that he has one matter for the Commissioners' administrative approval. It pertains to the BKG building on Beck Road. They want to switch out the color palette. He showed the Commissioners the new proposed colors which are more toned down. Chairman Day likes the new colors better. Commissioner Carter confirmed with Mr. Avantini that the materials will remain the same.

Commission Comments:

Commissioner Barts asked about the agenda item which was removed from the agenda regarding the ADA review of the lamp. Mr. Avantini said that he looked at the plans in greater detail and they do have the required 5 feet required even with the ramp which is why he removed it from the agenda.

Commissioner Lawrence noticed that the elevator tower has been constructed on the third new hotel but work seems to have ground to a halt. Is there an issue? Mr. Avantini said that he has not heard anything.

ADJOURNMENT:

This meeting of the Planning Commission was motioned and adjourned at 8:53 p.m.

Nancy Fisher
Recording Secretary